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# West Street, Moulton, NN3 7SB

£450,000 Detached

4 3 2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton  
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600  
Email Us [moulton@jacksongrundy.co.uk](mailto:moulton@jacksongrundy.co.uk)





## Property Summary

Nicely elevated and set back from the road is this well maintained four bedroom detached family home. The accommodation comprises entrance porch, hall, downstairs w/c, dual aspect lounge/diner and dual aspect kitchen/breakfast/family room.

## Features & Utilities

- ✓ Well Maintained Detached Family Home
- ✓ Four Bedrooms
- ✓ Ensuite To Master Bedroom
- ✓ Extensive Rear Garden
- ✓ Kitchen/Breakfast/Family Room
- ✓ Popular Village Location
- ✓ Double Garage
- ✓ Downstairs WC
- ✓ UPVC Double Glazing
- ✓ Gas Radiator Heating

# Property Overview

Nicely elevated and set back from the road is this well maintained four bedroom detached family home. The accommodation comprises entrance porch, hall, downstairs w/c, dual aspect lounge/diner and dual aspect kitchen/breakfast/family room. First floor landing to bedroom one with en-suite shower, three further bedrooms and a refitted family bathroom. Outside to the front of the property there is ample off road parking leading down the side of the property where the double garage is situated. The rear garden is tiered and beautifully planted with various fruit trees and vegetables. EPC: C. Council Tax Band: E

## ENTRANCE PORCH

Entrance gained via obscure uPVC double glazed door with side screen. Exposed stone. Tiled floor. Multi paned door and glazed side screen to:

## ENTRANCE HALL

Stairs rising to first floor landing with storage cupboard below. Coving to ceiling. Storage cupboard. Radiator. Multi paned glazed doors to connecting rooms.

## DOWNSTAIRS WC

Obscure uPVC double glazed window to side. Fitted with a white two piece suite comprising dual flush w/c and wall mounted wash hand basin. Tiling to splash back areas. Access to loft space. Radiator. Tiled floor.

## LOUNGE/DINER 7.37m x 3.73m (24'2 x 12'3)

A lovely, generous room enjoying uPVC double glazed windows to three aspects allowing lots of natural light. Feature fireplace with inset gas fire. Coving to ceiling. Two radiators. Wall light points.

## KITCHEN/BREAKFAST/FAMILY ROOM 7.37m x 3.28m (24'2 x 10'9)

A front to back room with uPVC double glazed window to front aspect and uPVC double glazed sliding patio doors to the rear garden, making this a lovely area to make the most of the view over the garden beyond.

## KITCHEN AREA

Fitted with a shaker style range of base and wall mounted units with butchers block effect work surfaces over. The work surface extends to provide a

breakfast bar with additional units below. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Tiling to splash back areas. Integrated double oven and gas hob with extractor over. Integrated dishwasher. Spotlights to ceiling. Tiled floor.

### **FAMILY ROOM/BREAKFAST AREA**

Offering space for relaxing and dining. Coving to ceiling. Radiator. Laminate flooring.

### **UTILITY ROOM**

uPVC double glazed window to rear. uPVC double glazed door to side giving access to the main external patio area. Fitted with a range of base and eye level units with roll top work surfaces over. Stainless steel sink and drainer unit. Tiling to splash back areas. Plumbing for washing machine. Space for further white goods. Tiled floor.

### **FIRST FLOOR LANDING**

Access to loft space. Airing cupboard housing boiler. Spotlights to ceiling. Coving to ceiling. Radiator. Doors to all rooms.

### **BEDROOM ONE 3.91m x 2.82m (12'10 x 9'3)**

uPVC double glazed window to front aspect. Built-in mirror fronted wardrobes. Coving to ceiling. Radiator. Door to:

### **EN-SUITE**

Obscure uPVC double glazed window to front aspect. Fitted with a white three piece suite comprising tiled shower cubicle and wash hand basin with mixer taps set into a vanity unit with storage cupboard below. Concealed cistern set into a further vanity unit with storage below. Spotlights to ceiling. Radiator. Tiled floor.

### **BEDROOM TWO 3.63m x 3.15m (11'11 x 10'4)**

uPVC double glazed window to rear aspect with views over the garden. Coving to ceiling. Radiator.

### **BEDROOM THREE 3.05m x 2.72m (10'0 x 8'11)**

uPVC double glazed window to rear aspect, also enjoying the garden view. Fitted with a range of wardrobes offering shelving and hanging space. Coving to ceiling. Radiator.

### **BEDROOM FOUR 2.72m x 2.03m (8'11 x 6'8)**

uPVC double glazed window to front aspect. Coving to ceiling. Radiator. Built-in double wardrobe.

## **BATHROOM**

Obscure double glazed window to front aspect. Refitted with a white three piece suite comprising panelled bath with mixer tap/shower attachment (plus a second wall mounted shower over), pedestal wash hand basin and dual flush WC. Complementary tiling to splash back areas. Coving to ceiling. Chrome heated towel rail. Tiled floor.

## **OUTSIDE**

### **FRONT GARDEN**

There is a generous frontage offering ample off road parking which extends to the side of the property and giving access to the double garage that is situated to the rear.

### **REAR GARDEN**

An extensive rear garden that is tiered, offering multiple usage. Paved to the immediate rear of the property with lawn area beyond. Beautifully maintained and planted with various fruit trees. Vegetable garden with various planted vegetables. To the rear of the garden there are further patio and lawn areas.

## **MATERIAL INFORMATION**

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

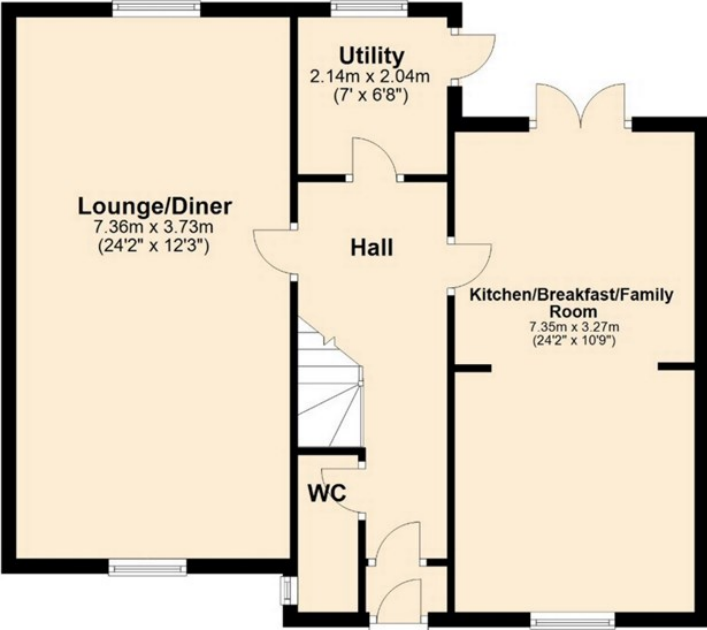
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

# Floorplan

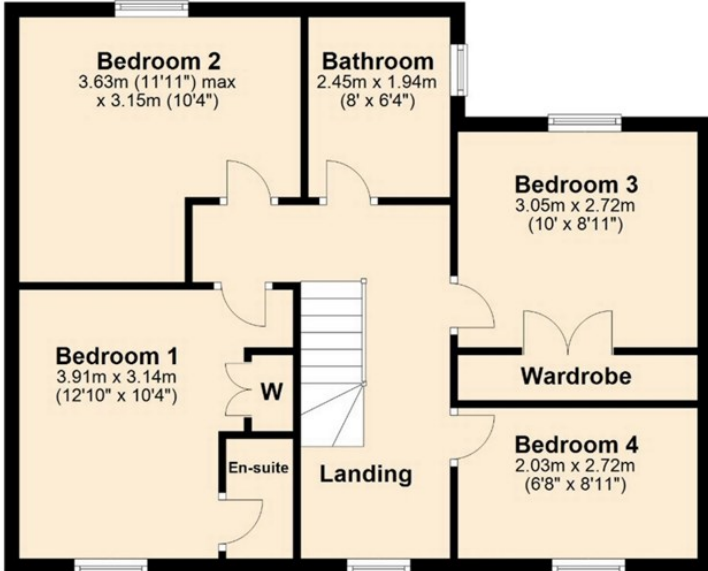
## Ground Floor

Approx. 66.7 sq. metres (718.2 sq. feet)



## First Floo

Approx. 61.8 sq. metres (665.7 sq. feet)



Total area: approx. 128.6 sq. metres (1383.9 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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